



Inland Real Estate Brokerage & Auctions, Inc.

For Sale or Lease

601 West Roosevelt Road
West Chicago, Illinois

**Price
Slashed!**

**3.12+/- Acres
Former
Car
Dealership**

For information contact:

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Senior Broker
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Building Size 21,000+/- sf **Lot Size** 3.12+/- acres **Zoned** B-2 Commercial
Price \$23.57 per SF

- **Owner Financing Available**
- Vacated auto dealership with approximately 263' frontage on Roosevelt Rd.(State Route 38)
- High visibility on Roosevelt Road west of IL Route 59
- Building features include:
 - 18' ceiling
 - 6 drive-in doors -- 3-12'x14'; 3-10'x14'
- Fully sprinklered building
- Partially leased -- will vacate at purchaser's option
- Taxes \$31,120 (2011)

Demographics

3 Miles
Population 32,673
Avg. Income \$86,941

5 Miles
Population 135,974
Avg. Income \$103,546

Brokers

Auctioneers

Advisors

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